

PLANNING COMMITTEE

12 May 2010

Schedule of Committee Updates/Additional Representations

Note: The following schedule represents a summary of the additional representations received following the publication of the agenda and received up to midday on the day before the Committee meeting where they raise new and relevant material planning considerations.

7 DMNW/100261/F - Proposed medical centre to include doctors surgery, dental facilities and dispensary, proposed vehicle access, treatment plant and landscaping on land opposite Arrow Plant, Eardisley Road, Kington, Herefordshire, HR5 3EA.

For: Kington Medical Practice per Mr R Ricks, 49 North Hill, Colchester, Essex, C01 1PY.

ADDITIONAL REPRESENTATIONS

1. Approximately 170 additional letters in support of the application have been received. In total there are approximately 600 letters in support of this application.
2. Responses in support of the application have also been received from:
 - Eardisley Group Parish Council
 - New Radnor Community Council
 - Old Radnor Community Council.

3. Kington Town Councils 'additional comments' were also omitted from the report and are as follows:

Kington Town Council would also like to add certain reservations:

The Council is concerned in protecting and enhancing the vitality and viability of Kington town centre and there would be danger of this by taking the Medical Centre outside the town envelope. Concern was also shown as to the location due to accessibility of the ageing population of Kington.

4. A letter of Objection from Mr Peter Harding- Roberts was omitted from the report but raised no new / other issues.
5. The applicants have also responded to comments made in relation to the 'alternative sites' as follows:

'I note CPRE have objected to the application and have referred to sites, including the application site, within the Strategic Housing Land Availability Assessment. In particular they refer to two

sites identified within the town boundary as suitable for 30 houses and as such of a size appropriate for a medical centre.

Insofar as those sites that have been identified as potential housing allocations through the forthcoming LDF three are identified as having capacity of about 30 dwellings. All three sites were included in our alternative site analysis and it is interesting to note that whilst they may emerge as proposed housing allocations in due course they have the following constraints:

- Rear of 20 Mill Street: This is identified as having some high historic environmental value and that new development is likely to have a significant impact on the landscape. Furthermore a ransom strip between the end of Crabtree Road and the site is noted. It is also noted that the site is at risk of flooding.
- Cattle Market Site: I note the source for this is the 2001 Capacity Study rather than any response by the owners to the Call for Sites. I have updated the position with the owners who reaffirmed that they have made no representations to the local authority seeking its allocation for housing. The fact that the SHLAA identifies that the timescale for release of this development within 1 to 5 years is therefore wholly unrealistic. The relocation of the Cattle Market is identified as a constraint. To summarise the site is not available for the medical centre.
- Land to the North of Headbrook: Again landscape is regarded as being of high sensitivity and also of high historic environmental value. It is noted on the SHLAA document that the timeframe for delivery is 16 to 20 years which plainly would not meet the immediate needs of the medical practice.'

OFFICER COMMENTS

With regards to the information submitted in relation to the alternative sites, this demonstrates further that the information submitted with the application is not sufficiently robust for the Local Planning Authority to be assured that the alternative have been fully explored, especially during this economic climate, that has had an affect on land values. The Planning Officers have not been involved in this process on all but two of the identified sites.

NO CHANGE TO RECOMMENDATION

8 DMSE/100298/O - Light industrial units B1 use at Land opposite Cattle Market, Netherton Road, Ross on Wye, Herefordshire, HR9 7QQ.

For: Mr T Barnett per Mr M.F. Freeman, Ruardean Works Varnister Road, Near Drybrook, Gloucester, GL17 9BH.

ADDITIONAL REPRESENTATIONS

Following receipt of further highway information, the Highways Agency has withdrawn its objection to this application. In doing so the Highways Agency has said the proposal will not have significant impact on the A40/A449 (T) roundabout.

OFFICER COMMENTS

Given the Highways Agency has withdrawn its holding objection to this proposal, recommended refusal reason 4 is withdrawn.

CHANGE TO RECOMMENDATION

Omit refusal reason 4

9	<p>DMSE/100399/F - Demolition of existing residential property & construction of 14 no. apartments, associated car parking, landscaping and access at Penrice, Walford Road, Ross On Wye, Herefordshire, HR9 5PQ.</p> <p>DMSE/100400/C - Demolition of existing residential property & construction of 14 no. apartments, associated car parking, landscaping and access at Penrice, Walford Road, Ross On Wye, Herefordshire, HR9 5PQ.</p> <p>For: Mr MF Freeman, Ruardean Workshops, Varnister Road, Near Drybrook, Gloucestershire, GL17 9BH.</p>
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ADDITIONAL REPRESENTATIONS

One further letter of representation has been received. Specific comments relate to the position of the communal bin store and proposed external lighting to serve the car park.

AMENDED PLANS

The published recommendation is conditional upon the receipt of amended plans that overcome the stated concerns regarding overlooking and loss of privacy. Amended plans have subsequently been received and form part of the presentation to Members. Officers consider that these plans address the outstanding issue by omitting those balconies in closest proximity to the neighbour to the immediate north and are carrying out an additional consultation with the affected neighbour.

An addendum to the submitted Daylight and Sunlight assessment has also been received. This concludes that the available daylight and sunlight to Westwood would, after development, remain at acceptable levels.

OFFICER COMMENTS

In response to the additional representation it is recommended that conditions relating to external lighting and the position of bin store be added to the recommendation.

A change to the wording of the recommendation is also necessary to reflect the receipt of amended plans.

CHANGE TO RECOMMENDATION

Subject to the additional consultation period raising no new material planning issues, officers named in the scheme of delegation be authorised to grant planning permission subject to the conditions outlined in the report, conditions I33 (external lighting) and I42 (scheme for refuse storage) and any other conditions considered necessary by officers.

10	<p>DMSW/100072/F - Landscape development and change of use of existing fields for educational use at Hereford Waldorf School, Much Dewchurch, Hereford, HR2 8DL.</p> <p>For: Steiner Academy per Mr J Renshaw, 86 Constitution Street, Leith, Edinburgh, EH6 6RP.</p>
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ADDITIONAL REPRESENTATIONS

Revised plans (drawing no. 203.3.13a) seeking to address concerns raised specifically by the Traffic Manager and the Conservation Manager (Landscapes & Biodiversity) have received further comment.

With regard to the amendments to the access, parking and circulation area and the proposed enhancement of the bus lay-by facilities on the B4348, the Traffic Manager has raised no objection. He is now satisfied with the proposal, subject to conditions securing details of the provision and retention of the access and parking areas, detailed design and approval of the proposed cycle shelter and enhanced bus lay-by facilities and cycle way.

The Conservation Manager advises that the revised plan represents an acceptable compromise. The removal of a number of the teaching structures and other inappropriate landscape features from South Field, Lower Field and Dewchurch Meadow is welcomed and the proposed planting will ultimately provide appropriate native species screening to the site and enhance the existing landscape and biodiversity value of the site.

An appraisal of the proposed "living soakaway" drainage system prepared on behalf of the Much Dewchurch Society was received on 11 May. The detailed report concludes that there are inherent problems with the use of the soil itself to break down the sewage effluent and the use of coppice planting as opposed to a reed bed system could act to channel treated effluent to ground water and Wormbrook. The report concludes by recommending the use of a more contained reed bed system located at a higher level or reverting to a conventional sewage treatment plant.

OFFICER COMMENTS

The revised plans have been the subject of detailed consideration with the Traffic Manager and Conservation Manager and result in the removal of a number of the detailed concerns raised in response to the original submission.

With regard to the submission of the drainage appraisal, attempts have been made to secure a response to the findings from the applicant. A verbal update will be provided if possible.

In the event that it is not, Members are advised that the Environment Agency have issued a Consent to Discharge based upon the design solution submitted and the Councils Building Control Manager raises no objection to the scheme.

CHANGE TO RECOMMENDATION

Having received amended plans, the recommendation is now one of conditional approval.

Additional non-standard condition to secure the approval of the design, specification and retention of the parking and turning, bus lay-by, cycleway and cycle store.

In addition to proposed condition 13 (foul drainage) it is recommended that the standard condition I20 (scheme of surface water drainage) is included.

13 DMNE/092736/F - Proposed conversion of redundant Mill to form live/work unit at Hazle Mill, Hazle Farm, Dymock Road, Ledbury, Hereford, HR1 4JQ

For: Mr Lewis per Nigel Teale, Bramble Farm, Naunton, Nr. Upton-Upon-Severn, Worcestershire, WR8 0PZ

ADDITIONAL REPRESENTATIONS

OFFICER COMMENTS

There is an error in Section 1.1. The first sentence should read as follows:-

“This application was reported to the meeting on 14 April 2010 when the Committee were minded to approve the application contrary to the recommendation.”